

Asbestos Building Materials Assessment

Multi-Residential Building
43 Centre Street
Lansdowne ON



Prepared for:
United Counties of Leeds & Grenville
100-25 Central Avenue West
Brockville ON K6V 4N6

Prepared by:
Stantec Consulting Ltd.
400-1331 Clyde Avenue
Ottawa ON K2C 3G4

Project No.: 122150275

February 15, 2017

Table of Contents

EXECUTIVE SUMMARY	ii
1.0 INTRODUCTION	1
2.0 SCOPE.....	1
2.1 LIMITATIONS	2
2.1.1 Project-Specific Limitations	2
2.1.2 Information from Previous Reports	3
3.0 REGULATORY FRAMEWORK	3
4.0 ASSESSMENT METHODOLOGY	3
4.1 FACILITY DESCRIPTION	4
4.2 DOCUMENT REVIEW.....	4
5.0 FINDINGS.....	5
5.1 FRIABLE ASBESTOS-CONTAINING MATERIALS.....	5
5.2 NON-FRIABLE ASBESTOS-CONTAINING MATERIALS.....	5
5.3 PRESUMED ASBESTOS-CONTAINING MATERIALS	6
5.4 NON-ASBESTOS-CONTAINING MATERIALS	6
5.5 POTENTIAL FOR VERMICULITE INSULATION	6
6.0 RECOMMENDATIONS.....	7
7.0 CLOSURE.....	7

LIST OF APPENDICES

APPENDIX A	SUMMARY OF RESULTS FOR ANALYSIS OF BULK SAMPLES FOR ASBESTOS CONTENT
APPENDIX B	LABORATORY ANALYTICAL REPORTS – ASBESTOS: POLARIZED LIGHT MICROSCOPY
APPENDIX C	SUMMARY OF OCCURRENCES OF ASBESTOS-CONTAINING MATERIALS
APPENDIX D	SELECTED SITE PHOTOGRAPHS

Executive Summary

Stantec Consulting Ltd. (Stantec) was commissioned by the United Counties of Leeds & Grenville (Leeds Grenville) to conduct an Asbestos Building Materials Assessment of the multi-residential building (subject building), located at 43 Centre Street in Lansdowne, Ontario.

The purpose of the assessment was to assist Leeds Grenville to meet the requirements of *Ontario Regulation 278/05 Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations*, as amended (O. Reg. 278/05), made under the *Occupational Health and Safety Act* (OHSA). The assessment includes the identification of building materials suspected to be asbestos-containing materials (ACMs) that may require special attention during the operation of the building.

The assessment is intended for the long-term management of asbestos-containing building materials to be included as part of an overall Asbestos Management Program (AMP) and not for construction or renovation purposes. The conclusions presented herein represent the findings for a limited number of residential units. Intrusive inspections and additional testing of suspect ACMs and presumed asbestos-containing materials (PACMs) may be required to complement the information provided in this report if any work activities are planned which may disturb ACMs and/or PACMs.

The work was carried out in accordance with the requirements of the OHSA. The site work was conducted by Will Madden-Macavelia on January 9, 2017.

Based on the visual assessment and laboratory analysis, ACMs were identified to be present in the form of:

- Drywall joint-fill compound (non-friable);
- 12"x12" vinyl floor tiles – beige with grey specks (non-friable); and,
- 12"x12" vinyl floor tiles – beige with brown streaks (non-friable).

These materials were observed to be in good condition.

The following building materials were observed to be present but not sampled, and are listed as PACMs:

- Mastic associated with 12"x12" vinyl floor tiles – beige with grey specks;
- Mastic associated with 12"x12" vinyl floor tiles – beige with brown streaks;
- Brick mortar;
- Interior door caulking;
- Exterior window and door caulking - beige;
- Ceramic tile grout and mortar/adhesive; and,
- Fire rated doors.

ASBESTOS BUILDING MATERIALS ASSESSMENT

These materials were observed to be in good condition. These materials were not sampled to preserve their integrity. As these materials are known to have been manufactured with asbestos, they should be presumed to be asbestos-containing unless proven otherwise by laboratory analysis.

Similar materials are likely to present in units not assessed and these should be treated as ACMs or PACMs.

The statements made in this Executive Summary text are subject to the same limitations included in this report, and are to be read in conjunction with the remainder of this report.

Recommendations pertaining to the handling, removal, disposal, and management of identified asbestos-containing materials are provided within this report.

ASBESTOS BUILDING MATERIALS ASSESSMENT

February 15, 2017

1.0 INTRODUCTION

Stantec Consulting Ltd. (Stantec) was commissioned by the United Counties of Leeds & Grenville (Leeds Grenville) to conduct an Asbestos Building Materials Assessment of the multi-residential building (subject building), located at 43 Centre Street in Lansdowne, Ontario.

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The work was carried out in accordance with the requirements of the OHS. The site work was conducted by Will Madden-Macavelia on January 9, 2017.

2.0 SCOPE

The scope of work for this assessment involved the following:

- A review of existing information, including site drawings, previous assessment and/or abatement documentation and discussions with site personnel, where available;
- A visual assessment of readily accessible areas for the presence of asbestos-containing building materials. The assessment generally included common areas, mechanical rooms, and a representative number of residential units;
- The collection of representative bulk samples from building materials suspected of containing asbestos fibres;
- Submission of samples collected for laboratory analysis; and,
- Evaluation and interpretation of field findings and laboratory analytical results to develop conclusions and recommendations pertaining to the management of ACMs and PACMs identified within the building.

ASBESTOS BUILDING MATERIALS ASSESSMENT

February 15, 2017

2.1 LIMITATIONS

This report reflects the observations made within accessed areas and the results of analyses performed on specific materials sampled during the assessment. Analytical results reflect the sampled materials at the specific sample locations.

Concealed spaces were assessed via existing access panels, where present. Interior and exterior finishes, solid ceilings, walls, flooring and structural elements were not removed to access concealed areas. An inaccessible area, where ACMs may be present includes, but is not limited to: ceiling spaces, wall cavities, crawlspaces, and buried materials.

Due to limitations on the agreed to scope of work for this project as well as physical limitations in accessing concealed areas and limitations associated with working in occupied/operational spaces, there are specific limitations to the information that can be provided for each suspect ACM or PACM considered in this assessment. The presence and asbestos content of some building materials could not be confirmed.

Building materials that may contain asbestos but were not accessible for sampling include, but are not limited to the following:

- Roofing materials (old roofing materials concealed beneath new roofing materials);
- Sub-grade materials (e.g., asbestos cement drainage pipe);
- Flooring material concealed beneath carpeting, ceramic tile, brickwork, hardwood flooring, and/or concealed beneath existing sub-floors;
- Insulation material present inside walls (e.g., suspected asbestos-containing vermiculite insulation inside concrete block and/or brick walls);
- Drywall and/or wall plaster and associated finish materials concealed behind new and/or additional walls;
- Woven tape inside duct connection joints;
- Mechanical (e.g., piping and ducting) insulation within wall cavities, crawlspaces tunnels or other concealed spaces;
- Insulation materials inside fire doors;
- Window and door glazing compounds;
- Heating, ventilation and air conditioning (HVAC) units mechanical inner linings and/or inner ducting insulation;
- Heat protection materials inside mechanical installations and light fixtures; and,
- Ceramic tile grout and mortar/adhesive concealed behind ceramic tiles.

2.1.1 Project-Specific Limitations

The areas included in this assessment were limited to the following:

- Units 105 and 207;
- Common areas (garbage room, foyer, stairwells, hallways, and laundry room);
- Mechanical Rooms (boiler room and electrical room);



ASBESTOS BUILDING MATERIALS ASSESSMENT

February 15, 2017

- Attic space;
- Exterior; and,
- Roof.

It should be noted that the windows and roof were reported by Leeds Grenville to have been replaced within the last three (3) years.

2.1.2 Information from Previous Reports

Stantec was not provided with previous reports for review.

3.0 REGULATORY FRAMEWORK

Asbestos is included in the *Ontario Regulation, 490/09 Designated Substances*, as amended (O. Reg. 490/09) made under Ontario's OHSA, which primarily regulates worker exposure to asbestos during manufacturing of asbestos-containing products, but also includes requirements related to respiratory equipment, measurement of airborne fibres, and medical surveillance of exposed workers.

Ontario Regulation 278/05 clearly defines ACM as a material that contains 0.5 per cent or more asbestos by dry weight. Additionally, the regulation requires that the "record" (i.e., the Asbestos Building Materials Assessment) be updated at least once in each 12 month period or whenever the owner of the facility becomes aware of new information relating to the suspect and confirmed ACMs.

The general waste management regulation for the province of Ontario is *R.R.O. 1990, Regulation 347 General - Waste Management*, as amended (R.R.O. 1990, 347), under the *Environmental Protection Act* (EPA) of Ontario, sets out the requirements for the proper disposal of asbestos waste in Ontario. The waste must be placed in a double sealed container, properly labeled, free of cuts, tears or punctures and disposed of at a licensed waste station which has been properly notified of the presence of asbestos waste.

4.0 ASSESSMENT METHODOLOGY

Asbestos-containing materials are grouped into two classifications, friable and non-friable materials. Friable ACMs are those that can easily be crumbled or broken apart by mere hand pressure. When these materials break apart asbestos fibres are then released into the atmosphere. Non-friable ACMs or "manufactured products" are materials that by the nature of their manufacturing/construction do not readily allow the release of asbestos fibres. These materials should not be cut or shaped with power tools, since this procedure may allow for the release of the asbestos fibres. Some non-friable materials such as plaster, drywall and ceiling tiles

ASBESTOS BUILDING MATERIALS ASSESSMENT

February 15, 2017

are considered to be non-friable in an undisturbed state, but can release fibers when damaged or disturbed.

It is Stantec's understanding that the subject building was constructed before 1990. This construction time period is consistent with those dates when asbestos-containing building materials were commonly used.

A visual assessment of accessible areas was undertaken in order to check for the presence of materials suspected of containing asbestos. Locations to collect discrete bulk asbestos samples of suspect building materials were identified. Samples of representative materials were then collected at these locations. An assessment of the condition and accessibility was completed for each occurrence of an ACM. The Public Works and Government Services Canada (PWGSC) document entitled *Deputy Ministers Directive 057 – Asbestos Management* (Last Revised June 16, 1999) was used as the basis for the criteria that was applied in evaluating the presence of ACMs and PACMs within the subject building, where applicable.

Samples of suspect ACMs from various building materials were collected and submitted to Paracel Laboratories Ltd. (Paracel) located in Ottawa, Ontario for analysis using Polarized Light Microscopy (PLM) with dispersion staining. The analysis was conducted following the U.S. EPA/600/R-93/116 Method. Paracel is certified under the National Voluntary Laboratory Accreditation Program (NVLAP) to perform asbestos analysis of bulk samples. Asbestos-containing materials are defined as a material that contains 0.5 per cent or more asbestos by dry weight.

A positive stop option was used. Multiple samples of visually similar material were collected and submitted for laboratory analysis. Once one sample within the set is identified to contain asbestos, further analysis of the subsequent samples is deemed to be unnecessary and not conducted.

4.1 FACILITY DESCRIPTION

The multi-residential building located at 43 Centre Street consists of a two (2) level building with 16 units. The reported construction date of the building is 1976. The typical structural components and finishes associated with this building consist of brick exterior walls with metal soffits, various types of flooring including vinyl floor tile, ceramic tile and carpeting, and interior concrete block and drywall walls with suspended ceiling tile, drywall, wood, and stucco ceilings.

4.2 DOCUMENT REVIEW

Stantec was not provided with previous reports for review.

ASBESTOS BUILDING MATERIALS ASSESSMENT

February 15, 2017

5.0 FINDINGS

A summary list of the bulk samples collected by Stantec, including a description of the material, sampling location, type of analysis and laboratory test results is provided in **Appendix A**. A copy of the PLM Laboratory Certificates of Analysis for bulk samples collected is provided in **Appendix B**.

A summary of occurrences of ACMs and/or PACMs is provided in **Appendix C**. Each ACM occurrence includes the following information:

- Room component that contains ACM;
- Location of the ACM within the room space;
- ACM description;
- Estimated quantity;
- Original sample number or representative sample number;
- Friability;
- Condition; and,
- Comments regarding recommended actions.

Selected site photographs are provided in **Appendix D**.

5.1 FRIABLE ASBESTOS-CONTAINING MATERIALS

Friable building materials were identified by laboratory analysis to be non-asbestos-containing.

5.2 NON-FRIABLE ASBESTOS-CONTAINING MATERIALS

Non-friable building materials were observed to be present and identified by laboratory analysis to be asbestos-containing in the form of:

- Drywall joint-fill compound;
- 12"x12" vinyl floor tiles – beige with grey specks; and,
- 12"x12" vinyl floor tiles – beige with brown streaks.

These materials were observed to be in good condition.

It should be noted that drywall joint-fill compound is considered non-friable in its undisturbed state but can release fibers when damaged.

Similar asbestos-containing materials are likely to present in units not assessed and should be treated as asbestos-containing materials. Materials not sampled should be presumed to be asbestos-containing.

ASBESTOS BUILDING MATERIALS ASSESSMENT

February 15, 2017

5.3 PRESUMED ASBESTOS-CONTAINING MATERIALS

The following building materials were observed to be present but not sampled, and are listed as PACMs:

- Mastic Associated with 12"x12" vinyl floor tiles – beige with grey specks;
- Mastic Associated with 12"x12" vinyl floor tiles – beige with brown streaks;
- Brick mortar;
- Interior door caulking;
- Exterior door caulking;
- Ceramic tile grout/adhesive and mortar; and,
- Fire rated doors.

These materials were observed to be in good condition. These materials were not sampled to preserve their integrity. As these materials are known to have been manufactured with asbestos, they should be presumed to be asbestos-containing unless proven otherwise by laboratory analysis.

5.4 NON-ASBESTOS-CONTAINING MATERIALS

It should be noted that the windows and roof were reported by Leeds Grenville to have been replaced within the last three (3) years. Old roofing materials may be present underneath the new roof.

A summary list of the bulk samples collected during this assessment and confirmed to be non-ACMs by laboratory analysis is provided in **Appendix A**.

5.5 POTENTIAL FOR VERMICULITE INSULATION

Various walls of the subject building were comprised of masonry (concrete) blocks. Asbestos-contaminated vermiculite was historically used as insulating material in masonry block or brick walls. To assess for this potential ACM, destructive sampling is required, which was not conducted as part of this assessment. Although various holes, breaches and cracks were observed and no vermiculite was present, the presence of this potential ACM cannot be ruled out without destructive testing.

February 15, 2017

6.0 RECOMMENDATIONS

Stantec recommends the following with regards to meeting the requirements of O. Reg. 278/05:

- Asbestos-containing materials that may be impacted during renovation or demolition activities should be removed prior to the renovation and/or demolition activities;
- Prior to renovation or demolition activities that would disturb them, undertake testing of PACMs that may be impacted to determine their asbestos content. Confirmed asbestos materials should be handled accordingly;
- Should a material suspected to contain asbestos fibres become uncovered during renovation and/or demolition activities, all work in the areas that may disturb the material should be stopped. Samples of the suspect material should be submitted for laboratory analysis to determine if asbestos fibres are present. Confirmed asbestos materials should be handled accordingly;
- If masonry block walls are to be impacted by renovation or demolition work, and these walls have not been checked for the presence of vermiculite insulation, intrusive assessments for vermiculite should be undertaken prior to planned renovation and/or demolition work. If vermiculite insulation is suspected to be present, this material should be treated as an ACM until testing can show otherwise; and,
- This report should be added to the Asbestos Management Program and referred to as the current asbestos record.

7.0 CLOSURE

This report has been prepared for the sole benefit of United Counties of Leeds & Grenville. The report may not be used or relied upon by any other person or entity without the express written consent of Stantec Consulting Ltd. and United Counties of Leeds & Grenville.

Any uses that a third party makes of this report, or any reliance on decisions based on it, are the responsibility of such third parties. Stantec Consulting Ltd. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. Conclusions presented in this report should not be construed as legal advice.

The conclusions presented in this report represent the best technical judgment of Stantec Consulting Ltd. based on the data obtained from the work. The conclusions are based on the site conditions encountered by Stantec Consulting Ltd. at the time the work was performed at the specific assessment and/or sampling locations, and can only be extrapolated to an

ASBESTOS BUILDING MATERIALS ASSESSMENT

February 15, 2017

undefined limited area around these locations. The extent of the limited area depends on building construction and conditions, weather, building usage and other factors. Due to the nature of the investigation and the limited data available, Stantec Consulting Ltd. cannot warrant against undiscovered environmental liabilities.

If any conditions become apparent that differ significantly from our understanding of conditions as presented in this report, we request that we be notified immediately to reassess the conclusions provided herein.

We trust that the above is satisfactory for your purposes at this time. Should you have any questions or concerns, or require additional information, please do not hesitate to contact the undersigned at your convenience.

This report was prepared by Urvashi Vyas and reviewed by Linda Fleet and Martin Ling.

Regards,

STANTEC CONSULTING LTD.



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ASBESTOS BUILDING MATERIALS ASSESSMENT

Appendix A
Summary of Results for Analysis of
Bulk Samples for Asbestos Content
February 15, 2017

Appendix A

Summary of Results for Analysis of Bulk Samples for Asbestos Content

Summary of Bulk Sample Analysis for Asbestos Type and Content

Sample Number	Sampling Location	Description of Sampled Material	Asbestos Type and Content	Analysis
43-BS-01A	First Floor - Unit 105 Storage Room Wall	Drywall Joint-Fill Compound	1% Chrysotile	PLM
43-BS-01B	Second Floor - Unit 207 Storage Room Wall	Drywall Joint-Fill Compound	Positive Stop (Not Analyzed)	PLM
43-BS-01C	First Floor - Janitor's Room Wall	Drywall Joint-Fill Compound	Positive Stop (Not Analyzed)	PLM
43-BS-01D	First Floor - Janitor's Room Wall	Drywall Joint-Fill Compound	Positive Stop (Not Analyzed)	PLM
43-BS-01E	First Floor -Laundry Room Wall	Drywall Joint-Fill Compound	Positive Stop (Not Analyzed)	PLM
43-BS-01F	First Floor - Laundry Room Wall	Drywall Joint-Fill Compound	Positive Stop (Not Analyzed)	PLM
43-BS-01G	First Floor - Garbage Room Wall	Drywall Joint-Fill Compound	Positive Stop (Not Analyzed)	PLM
43-BS-02A	First Floor - Unit 105 Hallway Ceiling	Stucco	None Detected	PLM
43-BS-02B	Second Floor - Unit 207 Storage Room Ceiling	Stucco	None Detected	PLM
43-BS-02C	Second Floor - Unit 207 Storage Room Ceiling	Stucco	None Detected	PLM
43-BS-02D	Second Floor - Garbage Room Ceiling	Stucco	None Detected	PLM
43-BS-02E	Second Floor - Laundry Room Ceiling	Stucco	None Detected	PLM
43-BS-02F	First Floor - South Stairwell Ceiling	Stucco	None Detected	PLM
43-BS-02G	First Floor - North Stairwell Ceiling	Stucco	None Detected	PLM
43-BS-03A	Second Floor - Unit 207 Storage Room	12"x12" Vinyl Floor Tile - Beige with Grey Specks	2.22% Chrysotile	PLM
43-BS-03B	Second Floor - Unit 207 Storage Room	12"x12" Vinyl Floor Tile - Beige with Grey Specks	Positive Stop (Not Analyzed)	PLM
43-BS-03C	Second Floor - Unit 207 Storage Room	12"x12" Vinyl Floor Tile - Beige with Grey Specks	Positive Stop (Not Analyzed)	PLM

Summary of Bulk Sample Analysis for Asbestos Type and Content

Sample Number	Sampling Location	Description of Sampled Material	Asbestos Type and Content	Analysis
43-BS-04A	Second Floor - Garbage Room	12"x12" Vinyl Floor Tile - Beige with Brown Streaks	2.23% Chrysotile	PLM
43-BS-04B	Second Floor - Laundry Room	12"x12" Vinyl Floor Tile - Beige with Brown Streaks	Positive Stop (Not Analyzed)	PLM
43-BS-04C	First Floor - South Stairwell	12"x12" Vinyl Floor Tile - Beige with Brown Streaks	Positive Stop (Not Analyzed)	PLM
43-BS-05A	First Floor - South Hallway	2'x4' Accoustical Ceiling Tile - Pindot with Fissures in 2' Direction	None Detected	PLM
43-BS-05B	First Floor - North Hallway	2'x4' Accoustical Ceiling Tile - Pindot with Fissures in 2' Direction	None Detected	PLM
43-BS-05C	First Floor - North Hallway	2'x4' Accoustical Ceiling Tile - Pindot with Fissures in 2' Direction	None Detected	PLM

ASBESTOS BUILDING MATERIALS ASSESSMENT

Appendix B
Laboratory Analytical Reports – Asbestos: Polarized Light Microscopy
February 15, 2017

Appendix B **Laboratory Analytical Reports – Asbestos: Polarized Light Microscopy**

Certificate of Analysis

Stantec Consulting Ltd. (Ottawa)

300-675 Cochrane Dr West Tower
Markham, ON L3R 0B8
Attn: Linda Fleet

Client PO: 122150275

Project: 122150275- 43 Centre Street Lansdowne
Custody:

Report Date: 20-Jan-2017

Order Date: 16-Jan-2017

This Certificate of Analysis contains analytical data applicable to the following samples as submitted:

Paracel ID	Client ID
1703094-01	43-BS-01A
1703094-02	43-BS-01B
1703094-03	43-BS-01C
1703094-04	43-BS-01D
1703094-05	43-BS-01E
1703094-06	43-BS-01F
1703094-07	43-BS-01G
1703094-08	43-BS-02A
1703094-09	43-BS-02B
1703094-10	43-BS-02C
1703094-11	43-BS-02D
1703094-12	43-BS-02E
1703094-13	43-BS-02F
1703094-14	43-BS-02G
1703094-15	43-BS-03A (Tile)
1703094-16	43-BS-03B (Tile)
1703094-17	43-BS-03C (Tile)
1703094-18	43-BS-04A (Tile)
1703094-19	43-BS-04B (Tile)
1703094-20	43-BS-04C (Tile)
1703094-21	43-BS-05A
1703094-22	43-BS-05B
1703094-23	43-BS-05C

Approved By:



Emma Diaz

Senior Analyst

Any use of these results implies your agreement that our total liability in connection with this work, however arising, shall be limited to the amount paid by you for this work, and that our employees or agents shall not under any circumstances be liable to you in connection with this work.

Certificate of Analysis

Report Date: 20-Jan-2017

Client: Stantec Consulting Ltd. (Ottawa)

Order Date: 16-Jan-2017

Client PO: 122150275

Project Description: 122150275- 43 Centre Street Lansdowne

Asbestos, PLM Visual Estimation **MDL - 0.5%**

Parcel I.D.	Sample Date	Layers Analyzed	Colour	Description	Asbestos Detected:	Material Identification	% Content
1703094-01	13-Jan-17	sample homogenized	Grey	Drywall Joint Compound	Yes	Client ID: 43-BS-01A Chrysotile	1
						Non-Fibers	99
1703094-02	13-Jan-17					Client ID: 43-BS-01B not analyzed	
1703094-03	13-Jan-17					Client ID: 43-BS-01C not analyzed	
1703094-04	13-Jan-17					Client ID: 43-BS-01D not analyzed	
1703094-05	13-Jan-17					Client ID: 43-BS-01E not analyzed	
1703094-06	13-Jan-17					Client ID: 43-BS-01F not analyzed	
1703094-07	13-Jan-17					Client ID: 43-BS-01G not analyzed	
1703094-08	13-Jan-17	sample homogenized	White	Stucco	No	Client ID: 43-BS-02A Non-Fibers	100
1703094-09	13-Jan-17	sample homogenized	White	Stucco	No	Client ID: 43-BS-02B Non-Fibers	100
1703094-10	13-Jan-17	sample homogenized	White	Stucco	No	Client ID: 43-BS-02C Non-Fibers	100
1703094-11	13-Jan-17	sample homogenized	White	Stucco	No	Client ID: 43-BS-02D Non-Fibers	100
1703094-12	13-Jan-17	sample homogenized	White	Stucco	No	Client ID: 43-BS-02E Non-Fibers	100
1703094-13	13-Jan-17	sample homogenized	White	Stucco	No	Client ID: 43-BS-02F Non-Fibers	100
1703094-14	13-Jan-17	sample homogenized	White	Stucco	No	Client ID: 43-BS-02G Non-Fibers	100
1703094-15	13-Jan-17	sample homogenized	Beige	Floor Tile	Yes	Client ID: 43-BS-03A (Tile) Chrysotile	2.22
						Non-Fibers	97.78
1703094-16	13-Jan-17					Client ID: 43-BS-03B (Tile) not analyzed	

Certificate of Analysis
 Client: **Stantec Consulting Ltd. (Ottawa)**
 Client PO: 122150275

Report Date: 20-Jan-2017
 Order Date: 16-Jan-2017

Project Description: 122150275- 43 Centre Street Lansdowne

Asbestos, PLM Visual Estimation **MDL - 0.5%**

Paracel I.D.	Sample Date	Layers Analyzed	Colour	Description	Asbestos Detected:	Material Identification	% Content
1703094-17	13-Jan-17					Client ID: 43-BS-03C (Tile) not analyzed	
1703094-18	13-Jan-17	sample homogenized	Beige	Floor Tile	Yes	Client ID: 43-BS-04A (Tile) [AS-PRE] Chrysotile Non-Fibers	2.23 97.77
1703094-19	13-Jan-17					Client ID: 43-BS-04B (Tile) not analyzed	
1703094-20	13-Jan-17					Client ID: 43-BS-04C (Tile) not analyzed	
1703094-21	13-Jan-17	sample homogenized	White/Brown	Ceiling Tile	No	Client ID: 43-BS-05A [AS-PRE] Cellulose MMVF Non-Fibers	40 20 40
1703094-22	13-Jan-17	sample homogenized	White/Brown	Ceiling Tile	No	Client ID: 43-BS-05B [AS-PRE] Cellulose MMVF Non-Fibers	40 20 40
1703094-23	13-Jan-17	sample homogenized	White/Brown	Ceiling Tile	No	Client ID: 43-BS-05C [AS-PRE] Cellulose MMVF Non-Fibers	40 20 40

* MMVF: Man Made Vitreous Fibers: Fiberglass, Mineral Wool, Rockwool, Glasswool

** Analytes in bold indicate asbestos mineral content.

Analysis Summary Table

Analysis	Method Reference/Description	Lab Location	NVLAP Lab Code *	Analysis Date
Asbestos, PLM Visual Estimation	by EPA 600/R-93/116	2 - Ottawa West Lab	200812-0	16-Jan-17

* Reference to the NVLAP term does not permit the user of this report to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government.

Qualifier Notes

Sample Qualifiers :

AS-PRE: Due to the difficult nature of the bulk sample (interfering fibers/binders), additional NOB preparation was required prior to analysis

Certificate of Analysis

Report Date: 20-Jan-2017

Client: Stantec Consulting Ltd. (Ottawa)

Order Date: 16-Jan-2017

Client PO: 122150275

Project Description: 122150275- 43 Centre Street Lansdowne

Work Order Revisions / Comments

None

ASBESTOS BUILDING MATERIALS ASSESSMENT

Appendix C
Summary of Occurrences of Asbestos-Containing Materials
February 15, 2017

Appendix C

Summary of Occurrences of Asbestos-Containing Materials

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Level	Room	Specific Location	ACM Location	ACM Type	Estimated Quantity	Sample Number	Original Sample?	Asbestos Content	Friable? Visible?	Access.	ACM Condition	Comments/ Notes
1	Electrical Room	Walls	Walls	Drywall Joint-Fill Compound	50 sq. m	Ref: 43-BS-01A	No	1% Chrysotile	No Yes	A	good	ACM
1	Foyer	Floor	Floor	Ceramic Tile Grout and Mortar/Adhesive	30 sq. m	NS	No	PACM	No Yes	A	good (PACM)	PACM
1	Garbage Room	Walls	Doors	Fire Rated Doors - Metal	NQ	NS	No	PACM	No Yes	A	good (PACM)	PACM
1	Garbage Room	Walls	Walls	Drywall Joint-Fill Compound	40 sq. m	Ref: 43-BS-01A	No	1% Chrysotile	No Yes	A	good	ACM
1	Garbage Room Hallway	Walls and Ceiling	Walls and Ceiling	Drywall Joint-Fill Compound	30 sq. m	Ref: 43-BS-01A	No	1% Chrysotile	No Yes	A	good	ACM
1	Garbage Room Hallway	Floor	Floor	Ceramic Tile Grout and Mortar/Adhesive	10 sq. m	NS	No	PACM	No Yes	A	good (PACM)	PACM
1	Hallway	Walls	Walls	Drywall Joint-Fill Compound	200 sq. m	Ref: 43-BS-01A	No	1% Chrysotile	No Yes	A	good	ACM
1	Janitor's Room	Walls	Walls	Drywall Joint-Fill Compound	4 sq. m	Ref: 43-BS-01A	No	1% Chrysotile	No Yes	A	good	ACM
1	Laundry Room	Floor	Floor	Ceramic Tile Grout and Mortar/Adhesive	20 sq. m	NS	No	PACM	No Yes	A	good (PACM)	PACM
1	Laundry Room	Walls and Ceiling	Walls and Ceiling	Drywall Joint-Fill Compound	50 sq. m	Ref: 43-BS-01A	No	1% Chrysotile	No Yes	A	good	ACM
1	Mechanical Room	Walls and Ceiling	Walls and Ceiling	Drywall Joint-Fill Compound	30 sq. m	Ref: 43-BS-01A	No	1% Chrysotile	No Yes	A	good	ACM
1	Unit 105	Walls and Ceiling	Walls and Ceiling	Drywall Joint-Fill Compound	110 sq. m	43-BS-01A	Yes	1% Chrysotile	No Yes	A	good	ACM

Accessibility Classification

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Visibility

- Yes - Suspect material is visible without opening hatches or lifting ceiling tiles
- No - Suspect material can only be viewed if access hatches are opened or ceiling tiles lifted.

- Notes:
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* Based on a non-intrusive inspection of visible surfaces within the room space.

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Level	Room	Specific Location	ACM Location	ACM Type	Estimated Quantity	Sample Number	Original Sample?	Asbestos Content	Friable? Visible?	Access.	ACM Condition	Comments/ Notes
1/2	North Stairwell	Walls and Ceiling	Walls and Ceiling	Drywall Joint-Fill Compound	120 sq. m	Ref: 43-BS-01A	No	1% Chrysotile	No Yes	A	good	ACM
1/2	North Stairwell	Floor	Beneath Floor	Mastic Associated with 12"x12' Vinyl Floor Tile - Beige with Brown Streaks	30 sq. m	NS	No	PACM	No No	D	good (PACM)	PACM
1/2	North Stairwell	Floor	Floor	12"x12' Vinyl Floor Tile - Beige with Brown Streaks	30 sq. m	Ref: 43-BS-04A	No	2.23% Chrysotile	No Yes	A	good	ACM
1/2	South Stairwell	Floor	Beneath Floor	Mastic Associated with 12"x12" Vinyl Floor Tile - Beige with Brown Streaks	30 sq. m	NS	No	PACM	No No	D	good (PACM)	PACM
1/2	South Stairwell	Floor	Floor	12"x12' Vinyl Floor Tile - Beige with Brown Streaks	30 sq. m	Ref: 43-BS-04A	No	2.23% Chrysotile	No Yes	A	good	ACM
1/2	South Stairwell	Walls and Ceiling	Walls and Ceiling	Drywall Joint-Fill Compound	120 sq. m	Ref: 43-BS-01A	No	1% Chrysotile	No Yes	A	good	ACM
2	Garbage Room	Walls	Doors	Fire Rated Doors - Metal	NQ	NS	No	PACM	No Yes	A	good (PACM)	PACM
2	Garbage Room	Floor	Beneath Floor	Mastic Associated with 12"x12" Vinyl Floor Tile - Beige with Brown Streaks	8 sq. m	NS	No	PACM	No No	D	good (PACM)	PACM
2	Garbage Room	Walls and Ceiling	Walls and Ceiling	Drywall Joint-Fill Compound	25 sq. m	Ref: 43-BS-01A	No	1% Chrysotile	No Yes	A	good	ACM

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2	Garbage Room	Floor	Floor	12"x12' Vinyl Floor Tile - Beige with Brown Streaks	8 sq. m	43-BS-04A	Yes	2.23% Chrysotile	No Yes	A	good	ACM
2	Garbage Room Hallway	Walls and Ceiling	Walls and Ceiling	Drywall Joint-Fill Compound	30 sq. m	Ref: 43-BS-01A	No	1% Chrysotile	No Yes	A	good	ACM
2	Garbage Room Hallway	Floor	Beneath Floor	Mastic Associated with 12"x12' Vinyl Floor Tile - Beige with Brown Streaks	6 sq. m	NS	No	PACM	No No	D	good (PACM)	PACM
2	Garbage Room Hallway	Floor	Floor	12"x12" Vinyl Floor Tile - Beige with Brown Streaks	6 sq. m	Ref: 43-BS-04A	No	2.23% Chrysotile	No Yes	A	good	ACM
2	Hallway	Walls	Walls	Drywall Joint-Fill Compound	200 sq. m	Ref: 43-BS-01A	No	1% Chrysotile	No Yes	A	good	ACM
2	Laundry Room	Walls	Walls	Drywall Joint-Fill Compound	45 sq. m	Ref: 43-BS-01A	No	1% Chrysotile	No Yes	A	good	ACM
2	Laundry Room	Floor	Beneath Floor	Mastic Associated with 12"x12' Vinyl Floor Tile - Beige with Brown Streaks	15 sq. m	NS	No	PACM	No No	D	good (PACM)	PACM
2	Laundry Room	Floor	Floor	12"x12" Vinyl Floor Tile - Beige with Brown Streaks	15 sq. m	Ref: 43-BS-04A	No	2.23% Chrysotile	No Yes	A	good	ACM
2	Unit 207	Floor	Floor	12"x12' Vinyl Floor Tile - Beige with Grey Specks	45 sq. m	43-BS-03A	Yes	2.22% Chrysotile	No Yes	A	good	ACM

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2	Unit 207	Floor	Beneath Floor	Mastic Associated with 12"x12' Vinyl Floor Tile - Beige with Grey Specks	45 sq. m	NS	No	PACM	No No	D	good (PACM)	PACM
2	Unit 207	Walls and Ceiling	Walls and Ceiling	Drywall Joint-Fill Compound	110 sq. m	Ref: 43-BS-01A	No	1% Chrysotile	No Yes	A	good	ACM
Attic	Attic Space	Walls	Walls	Drywall Joint-Fill Compound	5 sq. m	Ref: 43-BS-01A	No	1% Chrysotile	No Yes	A	good	ACM
E	Exterior	Exterior	Windows	Exterior Window Caulking - Beige	NQ	NS	No	PACM	No Yes	A	good (PACM)	PACM
E	Exterior	Exterior	Walls	Brick Mortar	NQ	NS	No	PACM	No Yes	A	good (PACM)	PACM
E	Exterior	Exterior	Wall	Ceramic Tile Grout and Mortar/Adhesive	10 sq. m	NS	No	PACM	No Yes	A	good (PACM)	PACM
E	Exterior	Exterior	Doors	Exterior Door Caulking - Beige	NQ	NS	No	PACM	No Yes	A	good (PACM)	PACM
I	Interior	Interior	Doors	Fire Rated Doors - Metal	NQ	NS	No	PACM	No Yes	A	good (PACM)	PACM
I	Interior	Interior	Doors	Interior Door Caulking	NQ	NS	No	PACM	No Yes	A	good (PACM)	PACM

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ASBESTOS BUILDING MATERIALS ASSESSMENT

Appendix D
Selected Site Photographs
February 15, 2017

Appendix D **Selected Site Photographs**

ASBESTOS BUILDING MATERIALS ASSESSMENT

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Selected Site Photographs
February 15, 2017



Photo 1: 12"x12" vinyl floor tile – beige with brown streaks identified to be asbestos-containing (2.23% Chrysotile).



Photo 2: 12"x12" vinyl floor tile – beige with grey specks identified to be asbestos-containing in Unit 207 (2.22% Chrysotile).



Photo 3: Drywall joint-fill compound identified to be asbestos-containing in the hallways (1% Chrysotile).



Photo 4: Brick mortar presumed to be asbestos-containing.

ASBESTOS BUILDING MATERIALS ASSESSMENT

Appendix D
Selected Site Photographs
February 15, 2017



Photo 5: Exterior and interior door caulking is presumed to be asbestos-containing.



Photo 6: Ceramic tile grout and mortar/adhesive are presumed to be asbestos-containing in the washroom.